



Tanglewood, Westcott Street, Westcott, Dorking, Surrey

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**STRUTT
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Tanglewood

Westcott Street, Westcott, Dorking Surrey RH4 3NU

Beautifully appointed period house, set in a sought-after location

Dorking town centre 1.6 miles, Dorking mainline station 2.6 miles (56 minutes to London Waterloo), Guildford mainline station 11.4 miles (London Waterloo 49 mins), M25 (Jct 9) 8.0 miles, London Gatwick Airport 18 miles, Central London 33.6 miles

Drawing room | Sitting room | Office | Family area | Breakfast area | Kitchen | Pantry | Boot room | Cloakroom | Principal bedroom with en suite shower room | 4 Further bedrooms | Family bathroom | Cellar | Gym | Gardens | EPC rating D

The property

Tanglewood is a handsome period property with immaculate styling, high-quality fittings and a wealth of elegant original details including high ceilings, stripped wooden floorboards, tall windows and original fireplaces.

The sitting room and drawing room are both at the front of the ground floor with their bay windows and open fireplaces. Each room offers a comfortable setting in which to relax, while the ground-floor office provides an ideal home working space. At the rear of the ground floor there is a 36ft, extended open plan living and entertaining space with a family area, a breakfast area and a beautifully appointed kitchen. Multiple skylights welcome plenty of natural light to the space, while there are two sets of French doors opening onto the rear garden. The kitchen has modern units, a central

island with a breakfast bar and a Aga. The boot room and pantry provide useful further space for storage and appliances.

The first floor has four well-presented double bedrooms of similar proportions, including the principal bedroom with its en suite wet room shower room. The first floor has the family bathroom with its large freestanding bathtub and separate shower unit, while there is a further bedroom on the second floor, with all bedrooms featuring splendid original cast-iron fireplaces

Outside

At the front of the property there is a gravel driveway providing plenty of parking space, while the front garden has an area of lawn, a gravel pathway and established border shrubs and hedgerows. At the rear there is an area of lawn and an upper meadow area with various mature trees, established shrubs and border hedgerows. The property also benefits from a home gym, which is located in an outbuilding.

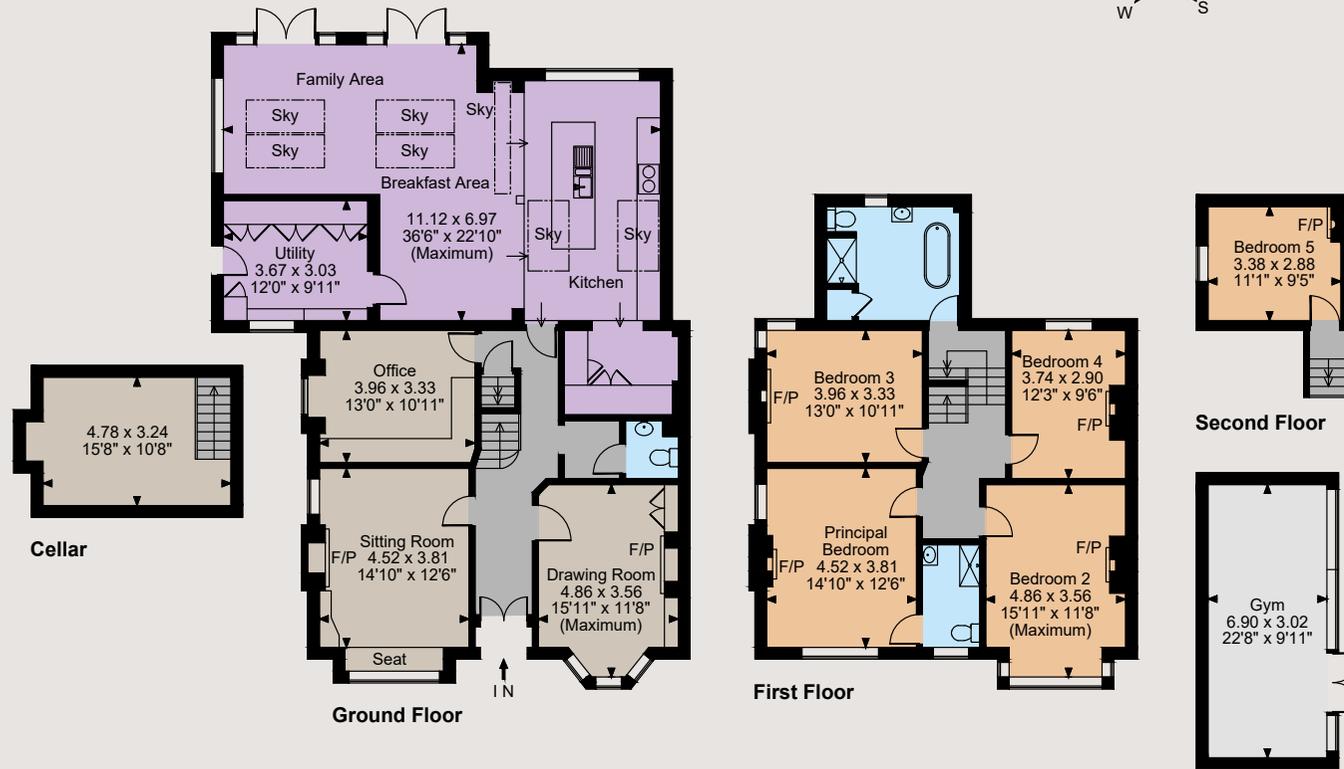
Location

The property is in a highly desirable position in the village of Westcott, within easy reach of popular Dorking and moments from the rolling countryside of the Surrey Hills Area of Outstanding Natural Beauty. Westcott has various everyday amenities including local shops, pubs, a village hall and a primary school, while Dorking has a good selection of shops, restaurants, pubs and cafés, plus a range of leisure facilities and a choice of supermarkets. Golf is available at Dorking Golf Course and Betchworth Park Golf Club, while the area is renowned for its walking cycling routes. There is a fine choice of schools in the area, including the outstanding-rated St Paul's CofE Primary School in Dorking, as well as the independent Box Hill and Belmont schools. The area is well connected, with the A24 nearby providing easy access to the M25 (junction 9), while Dorking's mainline station provides fast and regular services to London Victoria and London Waterloo.





Floorplans
 Tanglewood, Westcott Street, Westcott
 Main House internal area 2,817 sq ft (262 sq m)
 Gym internal area 224 sq ft (21 sq m)
 Total internal area 3,041 sq ft (283 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Guildford, take the A246/Epsom Road away from the centre and continue on Epsom Road for 2 miles before taking the third exit at the roundabout to stay on Epsom Road. Continue onto Trodds Lane, then after just more than a mile, at the junction, turn right onto the A25/Shere Road. Follow the A25 for 7 miles, then turn left onto Westcott Street. The property will be on the right after 0.2 miles.

General

Local Authority: Mole Valley District Council
 tel: 01306 885001
Services: Mains gas, water, drainage and electricity
Council Tax: The property is in Tax Band G
Tenure: Freehold
Guide Price: £1,450,000

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com
 struttandparker.com

@struttandparker

/struttandparker

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